

## **Massachusetts Sustainable Design Roundtable Meeting Notes**

**Working Group:** Incentives

**Meeting Date:** February 11, 2005, 8:30 am

**Location:** University of Massachusetts Boston Campus Center

**Present:**

Fred O'Neill – Suffolk Construction

Bill Reyelt – Division of Housing and Community Development

Ray Johnson – Massachusetts Housing Finance Agency

Forrest Speck – University of Massachusetts Boston

Paul Brown – Drummey Rosane Anderson

David Hancock – CBT/Childs Bertman Tseckares, representing NAIOP

Bill Grover – ICON Architects

Marie Zack Nolan - EOEA (Staff), Joanne Telegen – DCAM (Staff)

**Handouts:**

- Initial key barrier issues and recommendations list
- Guidance for MA Sustainable Design Roundtable Working Groups for 3-10-05
- Stakeholders, suggested actions and resources needed from 2-6-02 mtg. notes

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**Meeting Notes:**

- Wealth of information exists – can be overwhelming and the process all consuming. Game plan is needed. Group must determine what research needs to be done. Information collected and handed out at the Mayor's task force meetings should be shared as well as other information on incentives.
- Common goal could be to dictate that all new publicly constructed buildings must be LEED certified, silver or gold. But, the standards group has not yet determined if they are going to recommend such a declaration.
- MA is about to adopt a new building code, so it's good timing. Since sustainable design has been around for 10-15 years, this group should try to find examples of incentives programs and analyze what has worked (and why).
- The group must make sure incentive success is timely and should categorize incentives into financial and regulatory solutions.

- Recommended study that should be reviewed by Incentives group: “The Costs and Benefits of Green Buildings”, 10/03, by Greg Kats. Kats will be at the Building Energy 05 Conference in Boston in March (<http://www.be05.org/Pages/Home>).
- Full text of study: <http://www.cap-e.com>; Summary text for MTC: [http://www.masstech.org/renewableenergy/green\\_buildings/Greenbuildingspaper.pdf](http://www.masstech.org/renewableenergy/green_buildings/Greenbuildingspaper.pdf)
- “Why have incentives at all?” To get the benefits. “Who pays for the benefit and who gains from the benefit?” The state and the public both benefit; the public benefits from the state’s sustainable building.
- The group wants to review existing and proposed incentive programs in MA state agencies. Need to "incentivize" public agencies, as well as private enterprise.
- Next step is to come up with an incentive for each stakeholder group. The initial stakeholder list was expanded to include Massport and DCAM.
- Public agencies are on the forefront and they need to stick to the laws on the books. The ideal situation would be to get public agencies to hire someone on their planning staff who is focused on these sustainability issues. Examples:
  - UMass Boston has a recycling/environmental employee who is the key advocate for all things eco and "has a place at the table".
  - Dedham public school project is a model for how to take advantage of incentive programs.
  - Newton has a staff person to apply for grants and MTC incentives that are available.
- Green building directive should come from the governor for state projects.
- Awards as incentives, a good way to get people to achieve goals. Examples:
  - In Newton, getting the LEED certification plate was the most incentive. Don't downplay simple recognition
  - UMB tries to incorporate green education for each student before graduation.
  - A community development block grant program exists for senior center construction projects. The grant cap is \$600,000-\$800,000. If green design is incorporated, DHCD will provide an additional \$60K. The program hasn't been well utilized
  - State has given out sustainability awards for projects.

**Barrier/Incentive chart examples:**

<b>STAKEHOLDER</b>	School/local municipality
<b>BARRIER</b>	Perception of unfunded costs; legislative restrictions; caps on costs; disincentive to reuse/rebuild on existing brownfields; lack of advocacy, cheerleader for green; caps on costs; perception that funds are limited (the idea that line agency is only allowed to provide money for a specific thing, e.g. they will provide funds only if it produces better education).
<b>INCENTIVE</b>	Funding - 2% increase for "green"; incentivize re-use of resources; awards, grants; support facilitation/advocacy/peer-to-peer (pair one who did a green project or had some components with someone who is starting the process); capitalization of savings; public pressure (political).
<b>BENEFIT</b>	Better attendance; higher test scores; greater attraction/retention of teachers; lower operating costs; better chance for re-election (e.g. mayor); better educated populace: taxpayer is a winner by having a more educated town

<b>STAKEHOLDER</b>	Line agency (DCAM)
<b>BARRIER</b>	Legal paperwork that goes with plugging green into projects (paperwork to prove achievement), legal/red tape/liability prevention; Project manager overload; "business as usual".
<b>INCENTIVE</b>	Use more alternative procurement; more education for DCAM project managers; if green, allow more time; recognize green value in the award of project; green performance bonus to design/build team.
<b>BENEFIT</b>	Less cost, faster results and project delivery; Get integrated design and commissioning which leads to better quality.

**Tasks:** Working group members are to complete charts with the headings of barrier, incentive, and benefit by assigned stakeholder category and send to Marie by 2/17.

**Next meeting:** 2/25 8:30 am, UMB Campus Center